

DECISION
GRAFTON PLANNING BOARD
SITE PLAN APPROVAL (SPA 2001-2.1)
MODIFICATION #1

Remote Utility Storage Building

3 Centennial Drive
IDEXX Laboratories (Applicant)
IDEXX Distribution, Inc. (Owner)

Decision of the Planning Board of the Town of Grafton, Massachusetts (hereinafter the BOARD) on the petition of IDEXX Laboratories (hereinafter the APPLICANT) for Site Plan Approval (SPA 2001-2.1) – Modification #1 for construction of a new storage utility building and parking lot/site improvements on a property located at 3 Centennial Drive (hereinafter the SITE) and shown on the Grafton Assessor's Map 5, Lot 1B, and owned by IDEXX Distribution, Inc. (hereinafter the OWNER) by deed recorded in the Worcester District Registry of Deeds Book 61951, Page 175. The application was formally received on July 27, 2021.

I. BACKGROUND

The application for the Special Permit and Site Plan Approval (hereinafter Application) was filed with the Planning Board on July 27, 2021. A public hearing on the Application was opened on August 23, 2021. Notice of the public hearing and the subject matter thereof was published in the Grafton News on August 5 and 12, 2021, and posted with the Town Clerk's Office. Abutters were notified by First Class Mail.

The following Board members were present throughout the public hearing: Chairman David Robbins, Vice Chairman Justin Wood, Clerk Linda Hassinger, Members Robert Hassinger and Prabhu Venkataraman, and Associate Member Maura McCormack. At the hearing, Joe Piccirilli & Nichole Dunphy, Highpoint Engineering, presented the Application to the Board on behalf the Applicant / Owner. At the public hearing, all those wishing to speak to the petition were heard. Following public input, the hearing was closed on October 4, 2021.

II. PROJECT HISTORY AND OVERVIEW

This application represents the first modification of Site Plan Approval (SPA 2001-2) for 3 Centennial Drive where there is an office/laboratory business in operation. This modification deals specifically with a request for site improvements to include, sealcoating and restriping of the upper parking lot, new enclosed dumpster pad location, a new driveway for truck deliveries, new identifying building signage, landscape features, new generator and electrical upgrades, new heated stairs from the lower to upper parking lot, and a new 480sf accessory building for biomedical waste storage. The permitting history of this site for this use includes:

1. Site Plan Approval (SPA 2001-2) - ***Approved July 9, 2001*** – to construct a two-story, 30,000 sq.ft. Office and Laboratory building, associated parking lots, drainage, utility connections and landscaping at the Site.

III. SUBMITTALS

The following items were submitted to the Board for its consideration of this application:

- EXHIBIT 1.** Unbound Application packet submitted by Joe Piccirilli, Highpoint Engineering (Applicant), received July 27, 2021, including the following:
- Application for Modification of a Site Plan Approval; dated July 21, 2021; 1 page.
 - Certificate of Good Standing; Signed by Thomas Merolli, Treasurer/Collector’s Office on June 24, 2021; 1 pages.
 - Certified Abutters List; Signed by Assessor’s Office on July 8, 2021; 2 pages.
 - Project Narrative, prepared by Nichole Dunphy, Highpoint Engineering. 2 pages.
 - Certificate of Approval – Site Plan 2001-2 (IDEXX/E-C Realty Corp.), dated July 12, 2001; 1 page.
- EXHIBIT 2.** Plan: “Modification of a Site Plan Approval; Remote Utility Storage Building”, prepared by Highpoint Engineering, Inc., 45 Dan Road, Suite 140, Canton, MA, dated July 14, 2021, 10 sheets.
- EXHIBIT 3.** Public Hearing Legal Notice, Grafton Planning Board; Town Clerk Stamp on July 28, 2021; 1 page.
- EXHIBIT 4.** Email from Normand Crepeau, Police Chief, dated July 28, 2021, 1 page.
- EXHIBIT 5.** Email from Nancy Connors, Health Department, dated July 29, 2021, 1 page.
- EXHIBIT 6.** Email from Katrina Koshivos, Zoning Board of Appeals, dated July 29, 2021, 1 page.
- EXHIBIT 7.** Email from Michael Killeen, Fire Department, dated August 2, 2021, 1 page.
- EXHIBIT 8.** Email from Bill McCusker, Zoning Board of Appeals, dated August 19, 2021, 1 page.
- EXHIBIT 9.** Plan: “Modification of a Site Plan Approval; Remote Utility Storage Building”, prepared by Highpoint Engineering, Inc., 45 Dan Road, Suite 140, Canton, MA, dated July 14, 2021, revised through August 13, 2021; 10 sheets.
- EXHIBIT 10.** Public Hearing Continuance Request, signed by Nichole Dunphy, Highpoint Engineering, dated August 24, 2021, 1 page.
- EXHIBIT 11.** Plan: “Modification of a Site Plan Approval; Remote Utility Storage Building”, prepared by Highpoint Engineering, Inc., 45 Dan Road, Suite 140, Canton, MA, dated July 14, 2021, revised through September 20, 2021; 10 sheets.
- EXHIBIT 12.** Narrative Letter, Revised September 20, 2021; 2 pages.
- EXHIBIT 13.** Public Hearing Continuance Request, signed by Nichole Dunphy, Highpoint Engineering, dated September 28, 2021, 1 page.
- EXHIBIT 14.** Peer Review: “3 Centennial Drive; Site Plan Modification Review”, dated October 1, 2021, prepared by Graves Engineering, Inc., 100 Grove Street, Worcester, MA 01605, 2 pages.

EXHIBIT 15. Response to Peer Review: “3 Centennial Drive; Site Plan Modification Review – SPA 2001-2”, dated October 4, 2021, prepared by Nichole Dunphy, Highpoint Engineering, Inc., 45 Dan Road, Suite 140, Canton, MA, 2 pages.

III. FINDINGS

At their meeting of October 4, 2021, after due consideration of the EXHIBITS submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Justin Wood, seconded by Robert Hassigner, voted five (5) in favor and zero (0) opposed to make the following Findings:

- F1.)** That determinations regarding the following findings are based upon the documents and plans identified in this Decision, as well as the information and EXHIBITS submitted and presented in association with the Application.
- F2.)** That determinations regarding the following findings are also predicated upon satisfactory completion of the work and site improvements shown on the Plans and maintenance of the Site in accordance with this Decision, as well as all applicable Federal, State and Local regulations, except where modified by this Decision.
- F3.)** That the Site is located in an Office / Light Industrial (OLI) zoning district and Campus Development Overlay (CDO) zoning district. The site is not located within the Water Supply Protection Overlay District.

IV DECISION

At their meeting of October 4, 2021, after due consideration of the EXHIBITS submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Justin Wood, seconded by Robert Hassigner, voted five (5) in favor and zero (0) opposed to **APPROVE** the Site Plan Approval (SPA 2001-2.1) – Modification #1 - with the following conditions:

- C1.)** This Site Plan Approval (SPA 2001-2.1) - Modification #1 - specifically authorizes the sealcoating and restriping of the upper parking lot, new enclosed dumpster pad location, a new driveway for truck deliveries, new identifying building signage, landscape features, new generator and electrical upgrades, new heated stairs from the lower to upper parking lot, and a new 480sf accessory building for biomedical waste storage as noted in the Findings and EXHIBITS of this Decision. All other conditions within Site Plan Approval (SPA 2001-2) shall remain in full force and effect unless modified by this DECISION.
- C2.)** The Applicant shall maintain the site in accordance with the originally approved plan and subsequent modifications granted by this Decision. The Applicant shall proceed in a manner that conforms to CONDITIONS set forth in this DECISION as well as the plans as identified within EXHIBIT #11.
- C3.)** In accordance with Section 1.5.8 of the ZBL, this Site Plan Approval shall lapse within one (1) year from the date of the expiration of the appeal period if substantial use, or construction, has not been commenced except in accordance with the law. Any request for an extension of said period of validity shall be considered a Modification of this Special Permit, and such request shall be filed and reviewed in accordance with the procedure specified in Section 1.5 of the ZBL.


- C4.)** Prior to commencement of work, a pre-construction meeting shall occur with representatives from the Applicant and appropriate Town Departments/Boards. The Applicant shall contact the Planning Department to arrange the pre-construction meeting.
- C5.)** All site construction, development and improvements shall be inspected at the appropriate stage(s) of construction by the Planning Board or its agent upon request made by the Applicant to the Planning Board or its agent, in accordance with any policies for such requests.
- C6.)** Prior to the start of any construction activity on the Site, an initial inspection of erosion control /site stabilization measures shall be performed by agent(s) of both the Planning Board and Conservation Commission in the presence of a representative of the Applicant/developer and notice of such inspection forwarded to both Boards. No construction activity shall occur on the Site until the Applicant/developer receives written authorization from both the Planning Board and Conservation Commission regarding the adequacy of the initial erosion control and site stabilization measures. The Planning Board reserves the right to require additional erosion control/site stabilization measures at any time during the construction process should the Planning Board, Conservation Commission, or their agent(s) deem such measures necessary. The Applicant/developer shall be notified in writing of the necessity for such additional measures and shall complete all such requirements within ten (10) days of receiving said notice, or other time as may be agreed upon by both the Planning Board and Conservation Commission.
- C7.)** All other applicable Federal, State or Local permits and approvals for the proposed use shall be secured by the Applicant at the appropriate time, and copies of all pertinent documents regarding said permits and approvals shall be filed with the Planning Board in a timely manner.
- C8.)** Failure to comply with the requirements of the Grafton Zoning By-law (or as modified by this Decision), as well as all applicable Federal, State and local regulations, shall cause this Modification of a Special Permit and Site Plan Approval to be invalid, but only if such failure is both a) documented and b) unresolved according to the regulating body with jurisdiction.
- C9.)** This Decision shall be recorded at the Worcester District Registry of Deeds within thirty (30) days following the expiration of the appeal period.
- C10.)** A copy of such recorded Decision, including Deed Book and Page Number shall be submitted to the Planning Board office within thirty (30) days of recording.
- C11.)** By recording this Decision in the Worcester Registry of Deeds, the applicant agrees to and accepts the conditions set forth in this Decision.
- C12.)** Any Order of Conditions and/or permits issued by the Grafton Conservation Commission with respect to this application are hereby incorporated by reference and constitute a condition to this Special Permit decision.
- C13.)** Prior to commencement of work, a revised Peer Review Letter noting that Comment #3 of Graves Engineering's Peer Review Letter (see EXHIBIT 14) has been sufficiently addressed shall be submitted to the Planning Board. If additional revisions to the plans are required, such revisions shall be considered a Modification of this Special Permit, and such request shall be filed and reviewed in accordance with the procedure specified in Section 1.5 of the ZBL.
- C14.)** Prior to commencement of work, the applicant shall contact the Fire Department and Grafton Water District regarding the location of domestic water and fire service lines as noted in Graves Engineering's Peer Review Letter (see EXHIBIT 14). If additional revisions to the plans are

required, such revisions shall be considered a Modification of this Special Permit, and such request shall be filed and reviewed in accordance with the procedure specified in Section 1.5 of the ZBL.

V. RECORD OF VOTE

<u>David Robbins, Chairman</u>	<u>AYE</u>	<u>Robert Hassinger, Member</u>	<u>AYE</u>
<u>Justin Wood, Vice Chairman</u>	<u>AYE</u>	<u>Prabhu Venkataraman, Member</u>	<u>AYE</u>
<u>Linda Hassinger, Clerk</u>	<u>AYE</u>		

DATE OF FILING OF DECISION: BY ORDER OF THE BOARD



Christopher J. McGoldrick, Town Planner

10/8/2021

Date

- cc: Applicant / Owner
- Building Inspector
 - Assessor
 - Board of Health
 - Conservation Commission
 - Graves Engineering